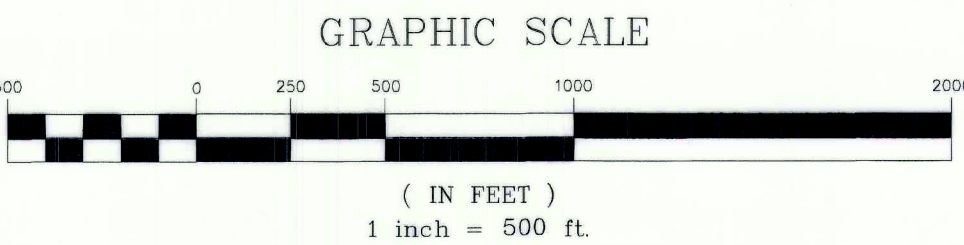
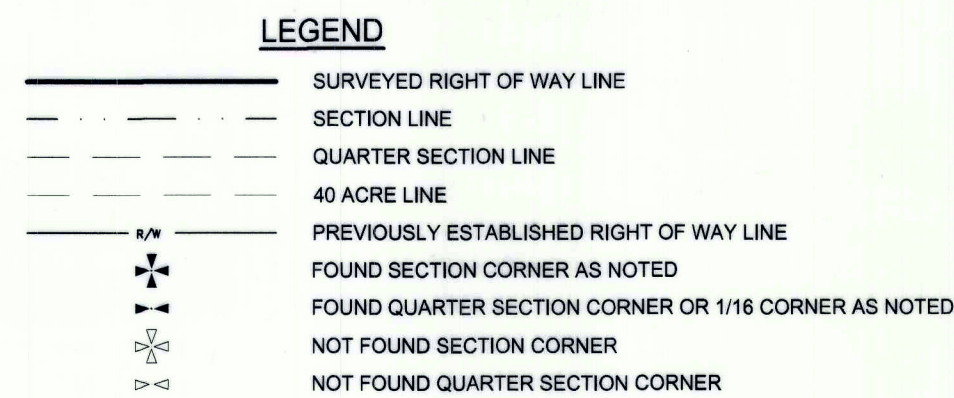


# Right of Way Easement Survey for Duchesne County South Cove Road Sheet 1 of 3

Located in Sections 17, 18, 19, and 20, T.2 S., R.1 W., U.S.B. & M.  
Duchesne County, Utah  
2015



**DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL**

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2015.

MICHAEL A. HYDE  
DUCHESNE COUNTY PLANNING DIRECTOR

- NOTES**
1. THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY AND DESCRIBE THE DUCHESNE COUNTY RIGHT OF WAY FOR THE SOUTH COVE ROADWAY. ROADWAY WAS DESIGNED AND CONSTRUCTED FOR DUCHESNE COUNTY SPECIAL SERVICE DISTRICT #2.
  2. BASIS OF BEARING USED WAS N89°18'38"E BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 19, T.2 S., R.1 W., U.S.B. & M., AS SHOWN.
  3. THE LOCATION FOR THE EAST 1/4 CORNER OF SECTION 19, T.2 S., R.1 W., U.S.B. & M., WAS RE-ESTABLISHED AT THE MID POINT BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 19. MID POINT POSITION WAS BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2473.
  4. THE LOCATIONS FOR THE WEST 1/4 CORNER, AND THE CENTER 1/4 CORNER OF SECTION 19, T.2 S., R.1 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2473.
  5. THE LOCATIONS FOR THE WEST 1/4 CORNER, THE CENTER WEST 1/16 CORNER, THE CENTER 1/4 CORNER, THE WEST 1/16 CORNER ON THE SOUTH LINE, THE EAST 1/16 CORNER ON THE SOUTH LINE, THE SOUTH 1/16 CORNER ON THE WEST LINE, THE SOUTHWEST 1/16 CORNER, THE CENTER SOUTH 1/16 CORNER, AND THE SOUTHWEST 1/16 CORNER OF SECTION 18, T.2 S., R.1 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2356.
  6. THE LOCATIONS FOR THE WEST 1/16 CORNER ON THE NORTH LINE, THE NORTH 1/4 CORNER, THE EAST 1/16 CORNER ON THE NORTH LINE, THE NORTH 1/16 CORNER ON THE EAST LINE, THE NORTHWEST 1/16 CORNER, THE CENTER NORTH 1/16 CORNER, THE NORTHWEST 1/16 CORNER, THE CENTER SOUTH 1/16 CORNER, THE CENTER WEST 1/16 CORNER, THE CENTER QUARTER CORNER, THE CENTER EAST 1/16 CORNER, AND THE EAST QUARTER CORNER OF SECTION 17, T.2 S., R.1 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2922.
  7. THE LOCATIONS FOR THE SOUTH 1/16 CORNER ON THE WEST LINE, THE WEST QUARTER CORNER, THE SOUTHWEST 1/16 CORNER, THE CENTER SOUTH 1/16 CORNER, THE CENTER WEST 1/16 CORNER, THE CENTER QUARTER CORNER, THE CENTER EAST 1/16 CORNER, AND THE EAST QUARTER CORNER OF SECTION 17, T.2 S., R.1 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2659.
  8. THE LOCATION FOR THE SOUTHWEST 1/16 CORNER OF SECTION 17, T.2 S., R.1 W., U.S.B. & M., WAS RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2659.
  9. THIS RIGHT OF WAY WAS DEDICATED TO DUCHESNE COUNTY FOR THE PERPETUAL USE OF THE PUBLIC, AS SHOWN ON THE RIGHT OF WAY SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 90.
  10. THIS RIGHT OF WAY WAS DEDICATED TO DUCHESNE COUNTY FOR THE PERPETUAL USE OF THE PUBLIC, AS SHOWN ON THE WESTERN ACRES SUBDIVISION PLAT PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 299287, BOOK A-236, PAGES 397 - 402.
  11. THIS RIGHT OF WAY WAS DEDICATED TO DUCHESNE COUNTY FOR THE PERPETUAL USE OF THE PUBLIC, AS SHOWN ON THE SUBDIVISION PLAT PERFORMED BY CLINTON S. PEATROSS, ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE IN BOOK A-239 PAGES 219 - 224. THIS SAME SUBDIVISION WAS LATER AMENDED AND RE-PLATTED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE, IN BOOK A-434 PAGES 418 - 421. THAT AMENDMENT TO THE CHRISVILLE SUBDIVISION LABELED THE ROAD AS A COUNTY ROAD RIGHT OF WAY.
  12. THIS RIGHT OF WAY SURVEY WAS PERFORMED FOR THE 3000 WEST ROADWAY. THE PLATS ARE ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 3089.

**SURVEYOR'S CERTIFICATE**

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- infrastructure professionals -  
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1304-170 FILE NAME: h:\dproj\1304-170\dwg\1304-170\_200n survey row ros.dwg  
SURVEYED BY: J&D Engineering DRAWN BY: T.W.G. UPDATED: 10/9/2015 PLOTTED: 10/9/2015











**Right of Way Easement Survey for  
Duchesne Co. - South Cove Road**

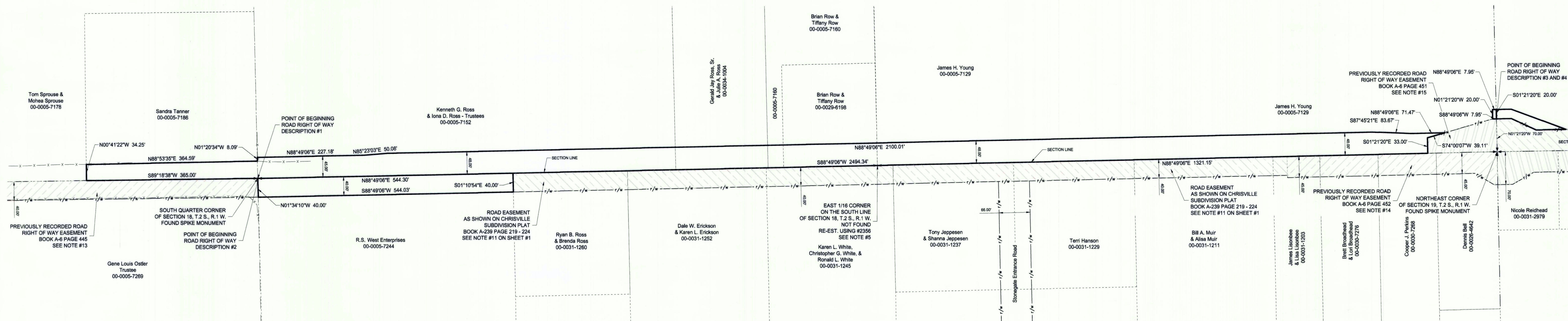
Duchesne County, Utah  
Scale: 1" = 500'  
Sheet 1 of 3

County Surveyor File # 3205 1 of 3



PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 6551

	SURVEYED RIGHT OF WAY LINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	EXISTING FENCE LINE
	PREVIOUSLY ESTABLISHED RIGHT OF WAY LINE
	FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER OR 1/16 CORNER AS NOTED
	NOT FOUND SECTION CORNER
	NOT FOUND QUARTER SECTION CORNER



BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 18, T.2 S., R.1 W. U.S.B. & M.; THENCE S89°18'38"W ALONG THE SOUTH LINE OF SAID SECTION 18, 365.00 FEET TO THE WEST CORNER OF SAID PARCEL 000-0005-7186; THENCE N00°41'22"W ALONG THE WEST LINE OF SAID TAX PARCEL 34.25 FEET TO AN EXISTING FENCE LINE; THENCE N88°53'35"E 364.59 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 18; THENCE N01°23'34"W ALONG THE QUARTER SECTION LINE OF SAID SECTION 18, 8.00 FEET TO THE N00°41'22"W 39.11 FEET; THENCE N89°23'03"E 50.00 FEET; THENCE N88°49'06"E 2100.01 FEET; THENCE S87°45'21"E 83.67 FEET; THENCE N88°49'06"E 71.47 FEET TO A POINT ON THE NORTHERLY LINE OF A ROADWAY EASEMENT AS FOUND IN BOOK A-6 PAGE 451 OF THE DUCHESNE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID ROADWAY EASEMENT THE FOLLOWING COURSE: BEGINNING AT THE N00°41'22"W 39.11 FEET, AND S01°12'24"E 35.00 FEET TO THE SOUTH LINE OF SAID SECTION 18; THENCE S88°49'06"E ALONG THE SOUTH LINE OF SAID SECTION 18, 2494.34 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS N88°49'06"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 18.

CONTAINS 3,023 ACRES.

BEING PART OF TAX PARCEL 00-0005-7244 (1618)  
 BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 19, T. 2 S., R. 1 W., U.S.B. & M.; THENCE N89°06'40" E. ALONG THE NORTH LINE, SAID SECTION 19, 544.00 FEET TO THE NORTHWEST CORNER OF TAX PARCEL 00-0031-1260; THENCE S01°05'54" E. ALONG THE WEST LINE OF SAID TAX PARCEL, 40.00 FEET; THENCE S88°49'06" W. 544.03 FEET TO THE EAST LINE OF TAX PARCEL 00-0005-7269; THENCE S01°05'54" E. ALONG THE EAST LINE OF SAID SECTION 19, 544.00 FEET TO THE NORTHWEST CORNER OF TAX PARCEL 00-0005-7269; THENCE S01°05'54" E. ALONG THE WEST LINE OF SAID TAX PARCEL, 40.00 FEET TO THE POINT OF BEGINNING.  
 BASIS OF BEARING IS N88°49'06" E. BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 19.  
 CONTAINS 0.499 ACRES.

BEING PART OF TAX PARCEL 00-0005-7129 (1610-1612)

BEGINNING AT A POINT LOCATED N01°21'20"W ALONG THE EAST LINE OF SECTION 18, T. 2 S., R. 1 W., U.S.B. & M., 70.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE NORTH LINE OF A ROADWAY EASEMENT AS FOUND IN BOOK 188 OF THE REGISTERED INSTRUMENTS, 388°49'06"E 20.00 FEET TO THE SOUTHEAST CORNER OF SAID ROADWAY EASEMENT, 7.95 FEET; THENCE N01°21'20" W 20.00 FEET; THENCE N88°49'06"E 7.95 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE S01°21'20" E 20.00 FEET ALONG THE EAST LINE OF SAID SECTION 18, 20.00 FEET TO THE POINT OF BEGINNING.

THE AREA OF BEARING IS N88°49'06" E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 18.

CONTAINS 0.00 ACRES.

SECTION 18, T. 2 S., R. 1 W.

SANDRA TANNER

TAX PARCEL 00-0005-7186 (SERIAL #1614-0001)

IT WAS DETERMINED THAT THE ACREAGE OF THE RIGHT OF WAY EASEMENT INCLUDED IN THIS PARCEL WAS PRESCRIPTIVE. THE EASEMENT RIGHT OF WAY LINE IS A STRAIGHT LINE BETWEEN EXISTING FENCES.

- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146729, BOOK A-6, PAGE 445, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY WILLIAM J. OSTLER AND RUTH OSTLER.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146736, BOOK A-6, PAGE 452, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY HELEN J. WOOLWORTH.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146735, BOOK A-6, PAGE 451, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY SHERMAN YOUNG AND ILA M. YOUNG.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146734, BOOK A-6, PAGE 450, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY DAN SWAIN AND TEDDIE R. SWAIN.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146723, BOOK A-6, PAGE 439, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY LOUIS B. ELLSWORTH, SR. AND LILLIAN C. ELLSWORTH.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146443, BOOK A-6, PAGE 243 DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY FORREST WHIPPLE AND ZELMA WHIPPLE.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146738, BOOK A-6, PAGE 454, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY WALTER MORROW.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146731, BOOK A-6, PAGE 447, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY BYRON BOWDEN AND CLARA BOWDEN.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146737, BOOK A-6, PAGE 453, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY M. E. McDONALD AND LENA McDONALD.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146733, BOOK A-6, PAGE 446, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY MILTON E. FENN AND LAVERN FENN.
- A-6. AN EASEMENT FOR RIGHT OF WAY WAS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 146469, BOOK A-6, PAGE 535, DEDICATING UNTIL DUCHESNE COUNTY THE THEREIN DESCRIBED PORTION OF THIS ROADWAY FOR A RIGHT OF WAY AND EASEMENT FOR A PUBLIC HIGHWAY. SAID DOCUMENT WAS SIGNED BY LOUIS B. ELLSWORTH, SR. AND LILLIAN C. ELLSWORTH.

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2015.

MICHAEL A. HYDE  
DUCESNE COUNTY PLANNING DIRECTOR

PREPARED BY:  
***Jones & DeMille Engineering, Inc.***  
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- *infrastructure professionals* -  
1.800.748.5275 [www.jonesanddemille.com](http://www.jonesanddemille.com)

PROJECT NUMBER: 1304-170	FILE NAME: h:\jd\proj\1304-170\dwg\1304-170_200n survey row ros.dwg		
SURVEYED BY: J&D Engineering	DRAWN BY: T.W.G.	UPDATED: 10/9/2015	PLOTTED: 10/9/2015

# Right of Way Easement Survey for Duchesne Co. - South Cove Road

Duchesne County, Utah

Scale: 1" = 100'

Sheet 2 of 3



